

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0477/FL

**Development description:** construction of pavilion building following demolition of existing

**Site address:** Glaisdale Cricket Club, Glaisdale

**Parish:** Glaisdale

**Case officer:** Miss Kelsey Blain

**Applicant:** Mark Hollingworth  
Postgate Farm, Glaisdale, YO21 2PZ

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

### Conditions

Condition number	Condition code	Condition text									
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>									
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Amended Plans</td> <td></td> <td>20 October 2021</td> </tr> <tr> <td>Amended Elevations</td> <td></td> <td>02 November 2021</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Amended Plans		20 October 2021	Amended Elevations		02 November 2021
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Amended Plans		20 October 2021									
Amended Elevations		02 November 2021									
3	RSU001	<p>Use Restricted to That Specifically Proposed</p> <p>The premises shall not be used other than as a sports pavilion and shall not be used for any other purpose (including any other purpose in Class F.2 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.</p>									
4	GACS00	<p>No external lighting shall be installed in the development hereby permitted without first obtaining planning permission from the Local Planning Authority.</p>									
5	MATS19	<p>Roof Colouring</p> <p>The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark green, brown or grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.</p>									

6	MATS00	The external timber cladding of the building hereby approved shall have a natural tanalised finish and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS00	No work shall commence on the installation of any windows and doors in the development hereby approved until detailed plans of the windows and door to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

### Reasons for conditions

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU001	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
5	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that building materials are of a high quality

		and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

### Informative

1	<p><b>Coal Referral Area</b></p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at <a href="http://www.groundstability.com">www.groundstability.com</a></p>
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## Consultation responses

### Parish

No comments received.

### Police

21 July 2021: No comments to make in relation to Designing Out Crime.

03 November 2021: No comments to make in relation to Designing Out Crime

### Environment Agency

23 July 2021: No objection.

29 October 2021: No further comments.

### Highways

No objections.

### Natural England

16 July 2021: No objection.

17 November 2021: No objection.

### Environmental Health

No adverse comments to make. If the new pavilion is served by any Private Water Supply then it needs to have suitable treatment in place. If the operators of the pavilion are fitting out a kitchen for serving to public/users then the kitchen needs to meet the current food hygiene regulations.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 10 August 2021

Photo showing existing Glaisdale Cricket Club.



## Background

Glaisdale Cricket Club is located to the east of Glaisdale and to the north of Glaisdale Station. The existing pavilion is a timber framed building with a combination of concrete panels and metal sheet walls and a metal sheet roof of various colours with timber windows and doors. The building is approximately 60 years old and now in a poor state of repair.

The Glaisdale Cricket Club has recently expanded and received funds to improve the pavilion and provide a female changing room. This application seeks planning permission to demolish the existing pavilion and construct a slightly larger building elsewhere on the site.

## Main issues

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy A (National Park Purposes and Sustainable Development), Strategic Policy B (The Spatial Strategy), Strategic Policy C (Design) and Strategic Policy L (Community Facilities).

Strategic Policy A supports a positive approach to new development where decisions are consistent with National Park statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Strategic Policy B requires developments to support the service function of Larger Villages by providing new facilities and services for the immediate and wider locality. Glaisdale is characterised as a Larger Village within the NYM Local Plan which advises that no development boundaries or limits are defined for the Larger Villages and so the suitability of a site for development will be defined on a case by case basis.

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park and is supportive of development where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Design Guide.

Strategic Policy L states that the provision of new sport facilities will only be permitted within one of the Larger Villages where the facility is intended to serve both immediate and/or the wider locality and that the loss of such facilities will be resisted.

The existing pavilion is a clearly modern structure constructed in poor quality materials to a non-traditional design. The proposed replacement pavilion would be 5 metres longer and 1.5 metres higher than the existing, however the depth would remain the same. The existing toilets are currently housed within a shipping container to the west of the site, however this development proposes to incorporate the toilets into the new building. The pavilion would also be relocated to the north of the site on a slightly different orientation to provide a better view of the cricket pitch.

The application originally proposed to clad the walls and roof of the building in metal sheeting, however following discussions with Officers this has been amended to vertically timber clad walls with a dark green metal sheet roof. The timber cladding

would have a tanalised finish and be left to weather naturally. The amended design is considered to reflect the principles of the NYM Design Guide and would be sensitive to the surrounding landscape which consists largely of open countryside.

While the site is located outside of Glaisdale, the pavilion would be replacing an existing building and would secure the future use of this community facility. The proposed replacement structure would be an improvement in design terms on the existing pavilion and would facilitate the removal of a shipping container from the site.

For the reasons outlined above this application is recommended for approval.

#### **Pre-commencement conditions**

Conditions 7 is a pre-commencement condition and has been agreed in writing with the applicant/agent.

#### **Explanation of how the Authority has worked positively with the applicant/agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the design and external finish of the pavilion, so as to deliver sustainable development.